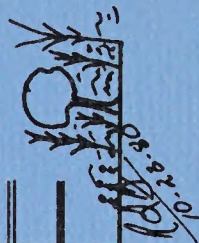


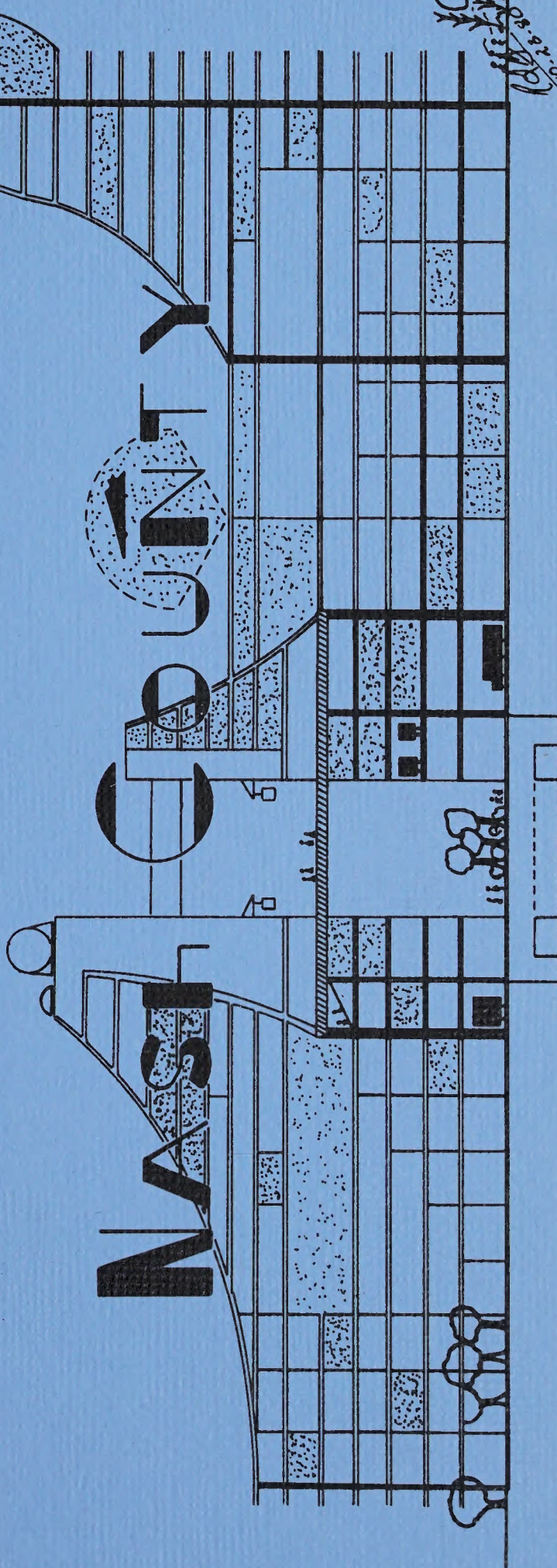
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Land Use Survey & Analysis



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BIBLIOGRAPHIC DATA SHEET		1. Report No.	2.	3. Recipient's Accession No.
4. Title and Subtitle Nash County Land Use Survey & Analysis			5. Report Date June, 1981	
7. Author(s) Robert L. Bridwell, AICP			8. Performing Organization Rept. No.	
9. Performing Organization Name and Address Nash County Office of Planning P. O. Drawer G Nashville, N. C. 27856			10. Project/Task/Work Unit No.	
			11. Contract/Grant No. CPA-NC-04-00-1029	
12. Sponsoring Organization Name and Address U. S. Department of Housing & Urban Development 451 Seventh Street, S.W. Washington, D.C. 20410			13. Type of Report & Period Covered Final	
15. Supplementary Notes			14.	
16. Abstracts Nash County Land Use Survey and Analysis. Report provides an inventory of land use activities throughout Nash County; and provides an analysis of growth trends and patterns in general and by selected activities.				
17. Key Words and Document Analysis. 17a. Descriptors				
17b. Identifiers/Open-Ended Terms land use, Community Analysis Model, development patterns, development trends, Rocky Mount Regional Growth Center, incremental urban triangle, urban, transitional, rural.				
17c. COSATI Field/Group				
18. Availability Statement Office of County Planning Courthouse, Nashville, N. C.		19. Security Class (This Report) UNCLASSIFIED		21. No. of Pages 43
		20. Security Class (This Page) UNCLASSIFIED		22. Price \$2.50

HERNANDO COUNTY
LAND USE SURVEY
AND ANALYSIS
2001

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2001

LAND USE SURVEY
AND ANALYSIS

The preparation of this report was financed in part through an Urban Planning Grant from the Department of Housing and Urban Development, under the provision of Section 701 of the Housing Act of 1954, as amended.



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NASH COUNTY
LAND USE SURVEY
AND ANALYSIS

June, 1981

Presented

To The

Nash County Board of Commissioners

F. B. Cooper, Jr.
Chairman

Bill Williams

Robert Siler

H. Jeff Cobb

Allen Brown

L. R. Holoman, Jr.
County Manager

Presented

By The

Nash County Planning Board

Albert Rabil, Chairman
Sullivan Fisher
Ben Neville
Lewis Watson
John Letchworth

Earl Purkerson
J. L. Hinton
R. H. Hales, Jr.
W. R. Winstead

Prepared by the Office of County Planning

Robert L. Bridwell, AICP, Director
Doris I. Post, Administrative Secretary
Mary Beth Shields, Planning Intern
Gwendolyn Phillips, Planning Aide

A C K N O W L E D G E M E N T S

The Nash County Planning Board wishes to convey it's deep appreciation to

Mrs. Genia Bento, N. C. State University
Miss. Anne Walker, N. C. State University
Mr. Hugh Rollins, N. C. Department of Natural
Resources and Community
Development

for their considerable assistance and dedication of purpose. As a result of their efforts, a local government/state government/university effort has influenced the development of this document.

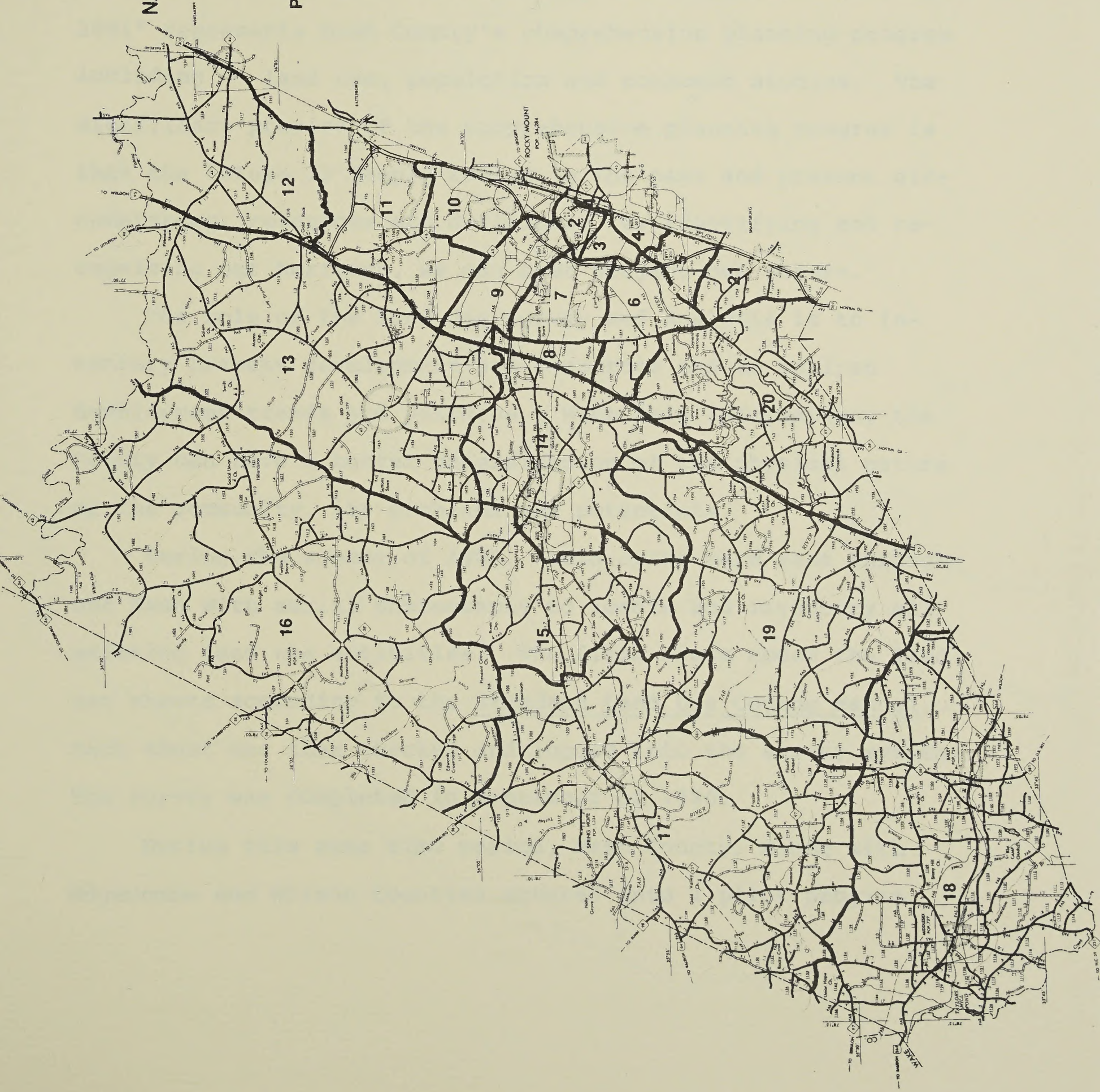
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NASH COUNTY PLANNING AREA

PLANNING DISTRICTS



NASH COUNTY LAND USE SURVEY AND ANALYSIS

Introduction

The Land Use Survey and Analysis initiates the first in a series of reports of the "Heritage 2001" program. "Heritage 2001" represents Nash County's comprehensive planning program including land use, population and economic studies. The significant premise of the comprehensive planning program is that the future is deeply rooted in the past and present circumstances, resources and decisions. By identifying and recognizing our heritage, we can best project our future.

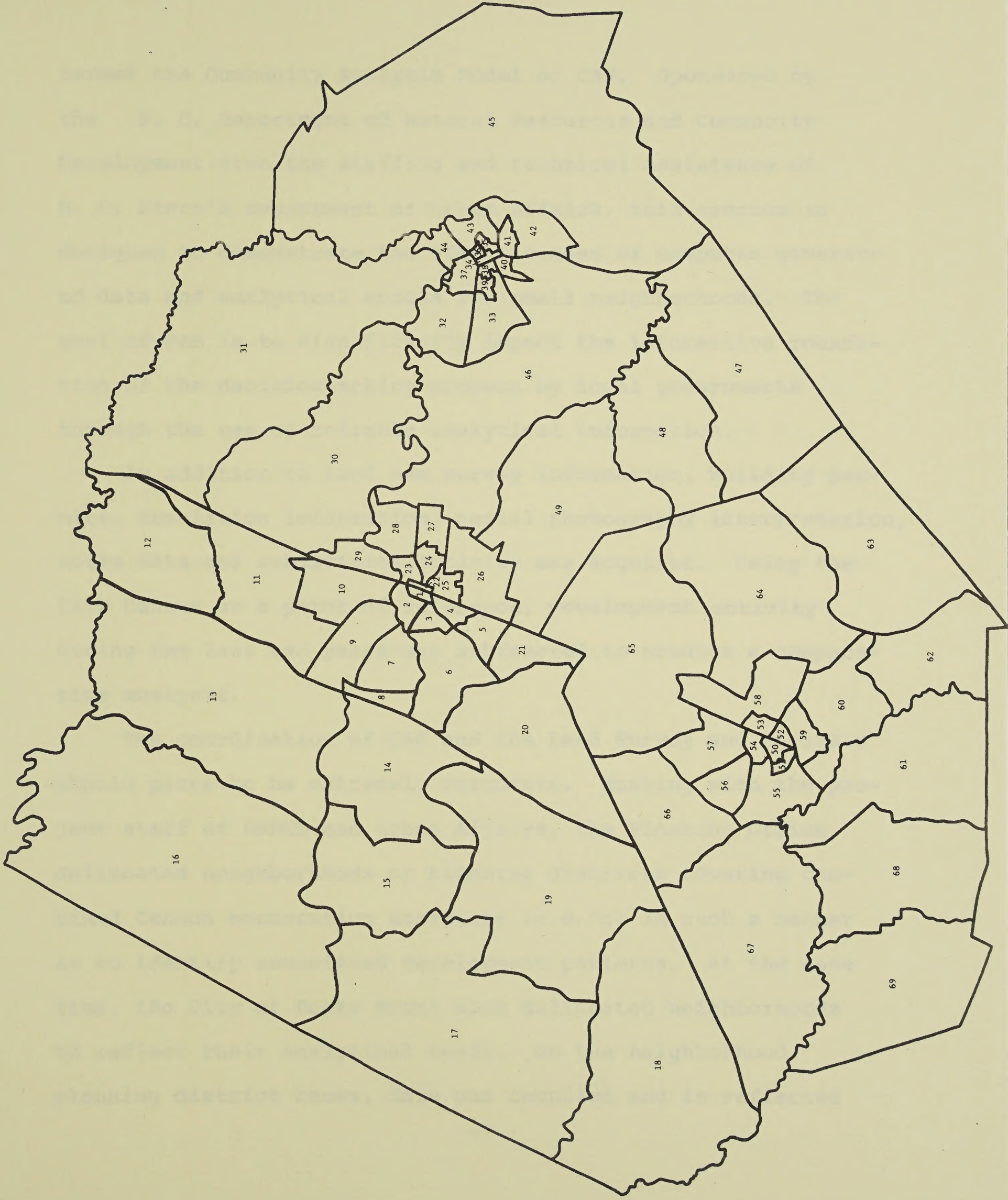
The role of the Land Use Survey and Analysis is to inventory present development and resources and to analyze development trends and patterns. With this information, the County can have a better understanding of the physical nature of the community, its problems and potentials.

During the summer of 1980, field crews were sent throughout Nash with aerial photography to locate and inventory all existing land use activities. The field crews coded the land use sheets according to the Standard Land Use Coding Manual. Each sheet was then checked and logged into the survey system. The survey was completed in September of 1980.

During this same time period, Nash County, along with Edgecombe and Wilson Counties entered into a pilot program

ROCKY MOUNT - WILSON - TARBORO REGION NEIGHBORHOODS

- 2 -



termed the Community Analysis Model or CAM. Sponsored by the N. C. Department of Natural Resources and Community Development with the staffing and technical assistance of N. C. State's Department of Urban Affairs, this program is designed to demonstrate the effectiveness of computer generated data and analytical models for small neighborhoods. The goal of CAM is to significantly impact the information foundation of the decision-making process by local governments through the use of reliable analytical information.

In addition to land use survey information, building permits, demolition information, aerial photography interpretation, soils data and subdivision activity was acquired. Using the 1970 Census as a point of reference, development activity during the last ten years was subtracted to produce a comparative analysis.

The coordination of CAM and the Land Survey and Analysis should prove to be extremely fortunate. Working with the project staff of DNRCD and Urban Affairs, the Planning Office delineated neighborhoods or planning districts covering combined Census enumeration districts (e.d.'s) in such a manner as to identify associated development patterns. At the same time, the City of Rocky Mount also delineated neighborhoods to reflect their analytical needs. On the neighborhood/ planning district bases, data was compiled and is reflected

in this study.

All land use data, including building permits are now being identified as to their neighborhood/planning district location. This data collection framework will facilitate updating of land use information and provide the technical foundation for geo-processing systems, which should develop in the next few years.

Local government, as well as business, requires sound information to produce sound decisions. The Land Use Survey and Analysis together with the development and implementation of the Community Analysis Model can provide accurate and reliable data on which to base decisions ranging from rezonings to community facilities planning. Further, the foundation of the "Heritage 2001" series is firmly placed on this initial report.

GROWTH FACTOR

Development trends in Nash County have experienced a dynamic movement in the last decade, as compared to previous decades. Once a predominately agricultural county with more than one-third of the work force in farming in 1950, Nash County has come to exhibit an increasingly industrial oriented economic base. Today, less than eight percent of the work force is in agriculture.

Table I indicates the historical growth rate of Nash County from 1900 to 1980. As the table indicates, the County had a dramatic growth rate in the first three decades, followed by an extremely slow rate from 1940 through 1960. In 1970, Nash County realized an actual percentage decline.

TABLE I
NUMERICAL/PERCENTAGE CHANGE
IN POPULATION

<u>YEAR</u>	<u>POPULATION</u>	<u>% CHANGE</u>
1900	25,478	32.4
1910	33,727	21.7
1920	41,061	21.7
1930	52,782	28.5
1940	55,608	5.4
1950	59,919	7.8
1960	61,002	1.8
1970	59,122	-3.1
1980	70,984	20.1

The dramatic increases in the early part of the century were primarily a result of growth in the City of Rocky Mount. This growth leveled off after World War II. The population decline

between 1960 and 1970 was produced by an out-migration of younger population (18-35 years), searching for broader employment/economic opportunities.

The dramatic reversal between 1970 and 1980, was during a period of intense industrialization for Nash County. Movement of industries to the Sunbelt began during this decade. It is particularly interesting to note that this activity was previous to the substantial enlargement of infrastructure (i.e., highways, water and sewer) that is now taking place.

Population growth through the year 2000 should be equally dramatic. Estimates contained in Table II reflect past trends, particularly in the last decade, premised on birth rates and rates of in-migration.

TABLE II

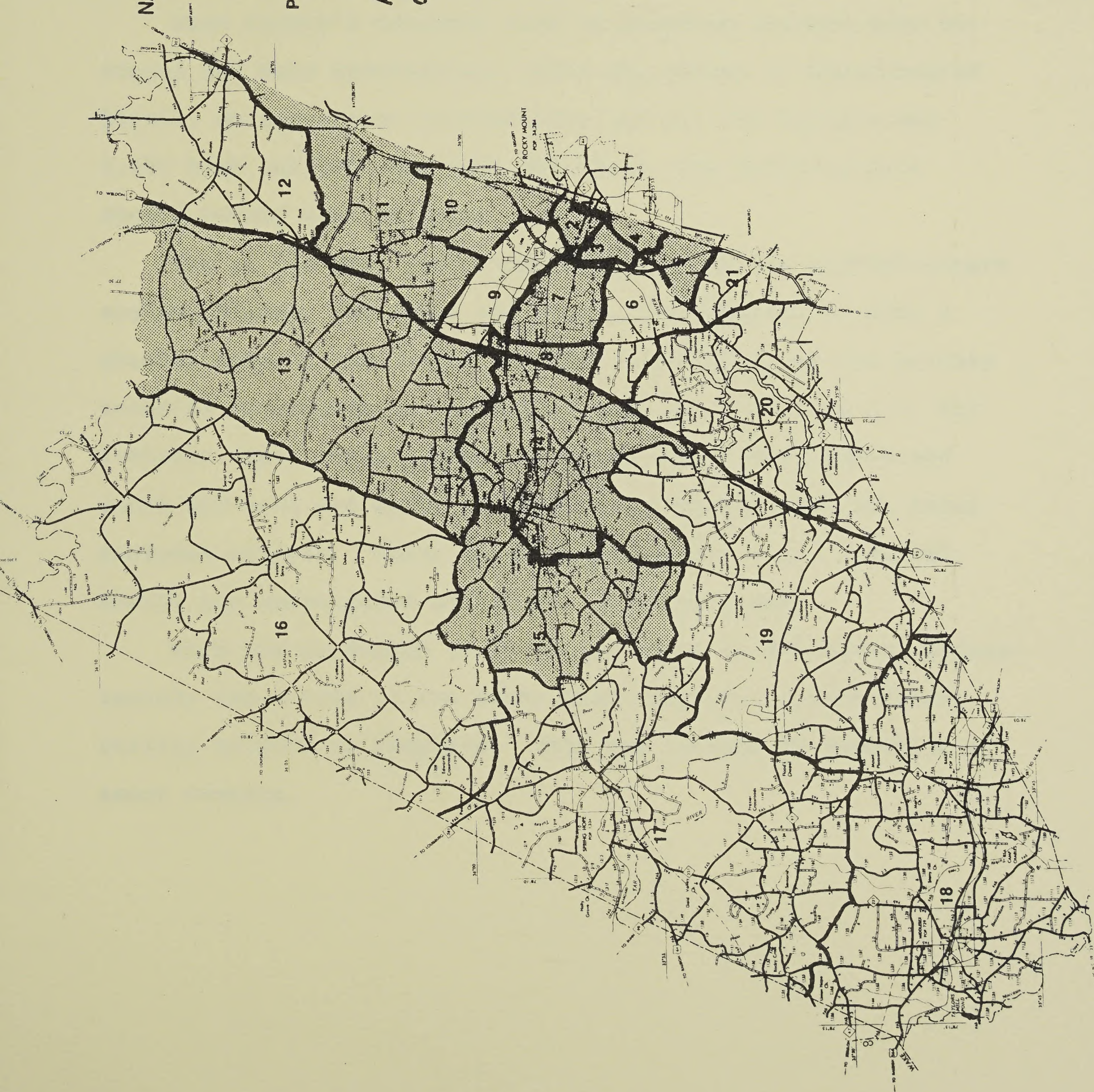
<u>YEAR</u>	<u>POPULATION</u>	<u>% CHANGE</u>
1981	72,026	1.5
1982	73,100	1.5
1983	74,400	1.8
1984	75,900	2.0
1985	77,700	2.2
1990	85,400 (1980-90)	20.3
2000	100,601 (1990-2000)	17.8

These estimates portray a steady and moderately accelerating growth rate. The acceleration quickens around 1983, when the Consolidated Diesel project intensifies and begins to moderate circa 1990.

NASH COUNTY PLANNING AREA

PLANNING DISTRICTS

Areas exceeding 30%
development rate increase



It should be noted that Nash County's past and projected growth relies on two factors,

economic activity, and
infrastructure investment

and these two factors are interrelated.

Nash County's economic base is becoming increasingly stronger and more diversified. With the advent of Consolidated Diesel, an investment representing 365 million dollars and 1,400 high skilled jobs near Whitakers, the economic base should become even stronger.

Two of the most significant elements of the infrastructure system, highway and water and sewer, are expected to play a greater role in the current decade. Completion of the primary arterial thoroughfares are nearly reality, including U.S. 64/I-95/U.S. 264. This system traverses Nash County north and south and east and west, connecting the County with the major regional markets. Other major improvements (i.e., U.S. 301 North) are anticipated within the next few years.

With the extension of utilities north to Whitakers, approximately two-thirds of the Rocky Mount Regional Growth Center utility network is complete. Only the linkage of Nashville's sewer remains.

Collectively, these infrastructure improvements should prove to afford Nash County a significant competitive edge in attracting economic investment and providing a substantial opportunity for accelerated urban development.

DEVELOPMENT TRENDS

To categorize Nash County development as urban or rural is becoming increasingly difficult. During the last decade, considerable development occurred throughout the county, unassociated with any form of urban services or urban environment. The County is in the unique position of having access to the entire region via a highly developed primary thoroughfare system, particularly in the last five years. This factor has contributed to a development trend termed "scatterization".

From 1975 to 1980, approximately forty-eight subdivisions were approved in areas well outside the traditional urban area. In addition, a number of industries, such as Masonite, established locations in traditional rural hinterlands. This has contributed to a rather unique development pattern for Nash County.

On March 23, 1980, the New York Times featured Nash County in a series by John Herbers, entitled "Urban Centers' Population Drift Creating a Countryside Harvest." This series was one of the first public pronouncements of the urban to rural shift in population since the 1970 Census. Mr. Herbers states:

There are many causes underlying the movement, and many experts have concluded it is no aberration, but an outgrowth of the trends of American history.

One is the dispersal of industry. New technology has permitted corporations to establish highly sophisticated manufacturing plants

in small communities, where they have found productivity to be high. In interviews with industrialists and community leaders, all said people were willing to work for less in order to live in the country, and performance on the job was high, because employers could be selective. Their files were bulging with applications.

Mr. Herbers speaks of the in-migration to Nash County when he says:

The new residents may work for Abbott Laboratories, which employs 2,000 people in the manufacture of hospital equipment and intravenous solutions; Burlington Industries, which requires 1,200 workers for its textile mills; Hardees Food Systems, which uses 825 hamburger processors and clerks for its chain; Schlage Lock Company, which has 650 employees making Americans more secure; 115 other industries in the county, or new shopping centers and fast food outlets.

Such influences on Nash County development are contradictory to traditional development principles. Despite the problems of a rapidly growing country-side, there is considerable energy and vitality to the growth of Nash County.

In order to carefully analyze development trends in Nash County, it becomes necessary to attempt a geographic categorization of development. The County's planning districts are classified into three categories:

-Urban: defined as being more than 30 percent developed and within the area of the traditional urban core of Rocky Mount

-Transitional: defined as being more than 8 percent developed and transitioning from pre-dominately rural to urban-type development accompanied by urban infrastructure improvements.

-Rural: defined as being overwhelmingly rural/agricultural in nature and not slated for major infrastructure improvements.

Regardless of the geographic category, almost all of the planning districts have experienced a significant increase in development activity.

In fact, the only planning district to realize a net loss of development, as a result of demolitions was district 1. However, this is neither indicative of the urban area, nor predictive of the future for this downtown district.

URBAN PLANNING DISTRICTS
1980

<u>Planning District</u>	<u>% Developed</u>	<u>1970-80 % Increase</u>
1	81%	- 8%
2	88%	8%
3	88%	48%
4	82%	33%
7	55%	60%
10	39%	32%

Districts 1, 2, 3 and 4 are the traditional urban core of Rocky

NASH COUNTY PLANNING AREA

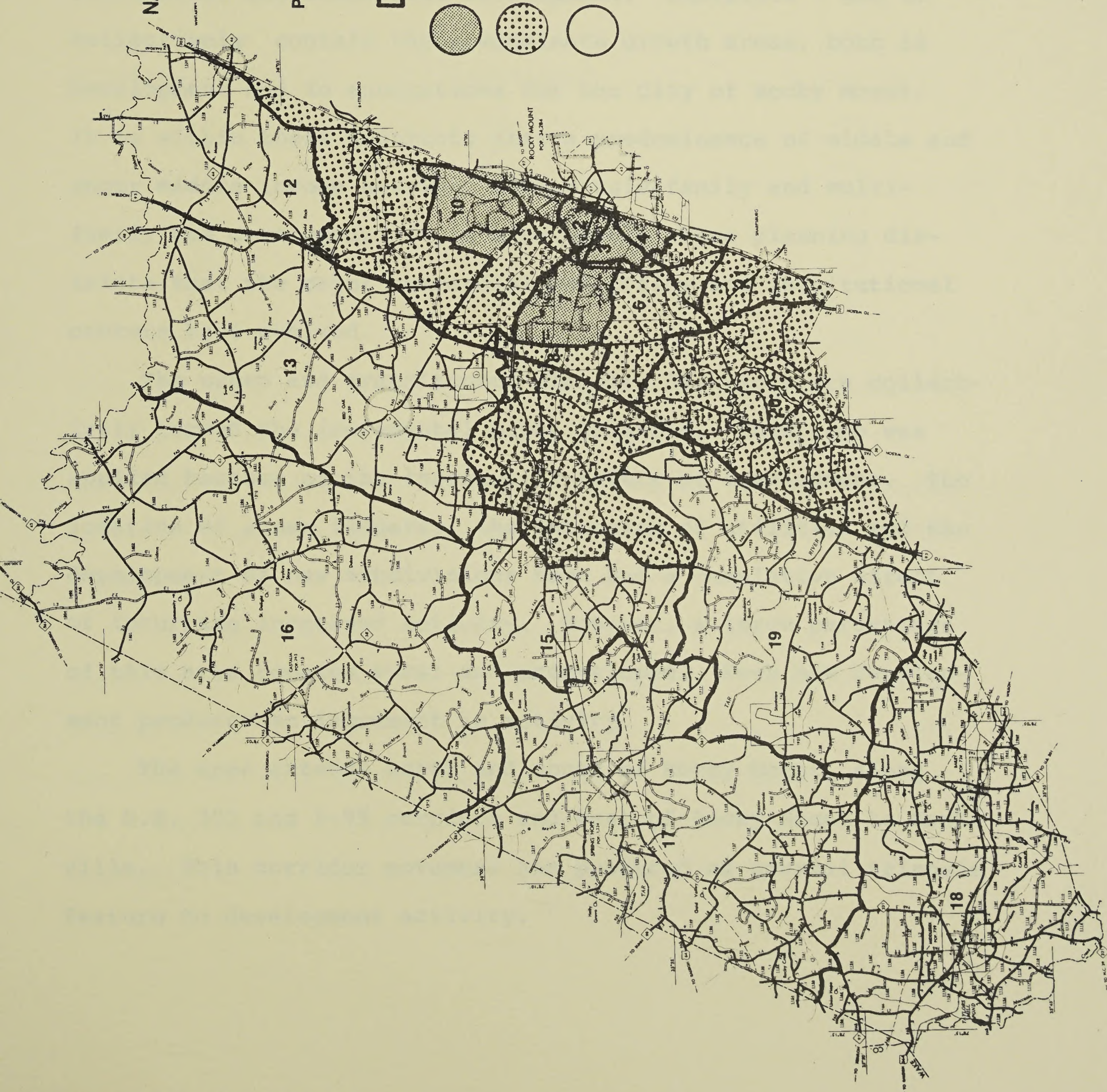
PLANNING DISTRICTS

Development Trends

URBAN

TRANSITIONAL

RURAL



Mount. Both Districts 3 and 4 experienced considerable activity in the 1970-80 period.

District 7 received the greatest growth within the urban area. This district realized considerable activity in both residential and commercial development. Districts 7 and 10 collectively contain the predominate growth areas, both in development and in annexations for the City of Rocky Mount. It is within these districts that a predominance of middle and upper middle income housing, both single-family and multi-family has developed. It is also within these planning districts that the major commercial and office and institutional centers have evolved.

The urban and transitional planning districts are collectively termed the incremental urban triangle. This term was applied because of the incremental nature of development. The location of a new industry, the extension of utilities and the development of new subdivisions have had a cumulative effect of incurring increased activity. However, a large percentage of this area remains rural and undeveloped. Each new development produces an increment in activity.

The area extends north and south of Rocky Mount, along the U.S. 301 and I-95 corridor and west of Rocky Mount to Nashville. This corridor movement has produced an unusual triangle feature to development activity.

The transitional planning districts are the areas experiencing the most precipitous activity.

TRANSITIONAL PLANNING DISTRICTS
1980

<u>Planning Districts</u>	<u>% Developed</u>	<u>1970-80 % Increase</u>
5	11%	32%
6	11%	17%
8	24%	90%
9	12%	22%
11	8%	44%
14	14%	74%
20	12%	24%
21	<u>11%</u>	<u>11%</u>
	11%	18%

Planning districts 8, 11 and 14 grew at considerable rates. District 11 has received the greatest amount of industrial development. Most notable of the industries in this district are Abbott Laboratories and the new location of Consolidated Diesel.

Planning district 14 has experienced notable residential activity, particularly in and near Nashville. District 8 contained a significant community development project area, which has resulted in a precipitous increase in development activity.

Development trends in the rural planning districts have been particularly significant, if not as intense.

RURAL PLANNING DISTRICTS
1980

<u>Planning District</u>	<u>% Developed</u>	<u>1970-80 % Increase</u>
12	4%	20%
13	4%	77%
15	3%	47%
16	3%	12%
17	5%	21%
18	5%	6%
19	5%	29%
	4%	24%

These areas contain highly productive farmlands and beautiful scenic environs. They have also been extremely attractive to developers. District 13, particularly near Red Oak and Dortches, realized a notable increase in subdivision activity.

The greatest development activity in the rural planning districts was in and near the small towns and in areas accessible to transportation corridors. This trend is expected to slow only slightly in the future.

REGIONAL GROWTH CENTER

A discussion of growth/development trends would be incomplete without noting the significance of the Rocky Mount Regional Growth Center. This designation evolved from the Governor's Balanced Growth Policy. In 1980, the City of Rocky Mount, the Towns of Nashville, Sharpsburg, Battleboro, Whitakers, Dortches, and Red Oak together with Nash County, agreed to designate an area as the Rocky Mount Regional Growth Center.

The planning districts identified as urban and transitional and termed the incremental urban triangle, basically compose the regional growth center. It is within this area that the predominate development activity and infrastructure investment is expected to occur.

This area contains sixty percent of the Nash County population. The Growth Center is 17 percent developed. From 1970 to 1980, development increased by 39.2 percent or an additional 3,234 acres of developed land. Population increased by 31 percent.

The overall density/acre in the Regional Growth Center is low, but represents the incremental nature of development as previously discussed.

As the infrastructure system nears completion, both the development activity and the population density should rise markedly. Since development has a cumulative affect, the

activity should intensify with the passage of time and the availability of infrastructure.

An example of this trend can be cited in the two most significant economic projects of Nash County for the 1980's.

The Cadillac Fairview (Rocky Mount) Mall, and

the Consolidated Diesel (Case-Cummins) project.

Both of these projects were large enough in themselves to precipitate infrastructure investments. Under normal circumstances, development activity follows the availability of such infrastructure as water and sewer and thoroughfare systems. Particularly in the Consolidated project, these activities are by themselves significant enough to cause the infrastructure improvements. Both projects will be followed by considerable direct and indirect development activity influenced by these projects.

The viability of the Growth Center is clear. The southern corridor to Sharpsburg has long had considerable interest, as a result of the adjacent Wilson market area. The availability of water and sewer has already influenced that area (districts 5 and 21).

Both Consolidated Diesel and Cadillac Fairview Mall will significantly enhance the northern corridor. This corridor has already experienced dramatic activity as a result of Abbott Labs and several other large industrial locations, not to mention considerable residential activity and Wesleyan College.

The western corridor of the Growth Center awaits only the extension of sewer service to make it totally available for development.

ROCKY MOUNT REGIONAL
GROWTH CENTER

<u>Planning District</u>	<u>% Developed</u>	<u>Population</u>	<u>Density/Acre</u>
1	81%	597	2.8
2	88%	5,334	5.8
3	85%	4,227	4.3
4	82%	6,128	6.3
5	11%	1,070	1.2
6	11%	2,030	1.5
7	55%	7,456	1.2
8	24%	981	.45
9	12%	1,975	.3
10	39%	3,479	.9
11	8%	1,917	.1
21	11%	823	.25
14	8%	5,777	.29
	<u>17%</u>	<u>41,794</u>	<u>1.6</u>

Total 67,035 acres in Regional Growth Center

Total 11,474 acres developed 1980 (increase of 3,234 acres
from 1970).

39.2% increase in developed land
31.0% increase in population

The predominate locations of assisted housing units are:

Planning District 3	210 units
Planning District 4	155 units
Planning District 5	72 units

These units do not include recent additions, particularly housing for the elderly completed since 1980.

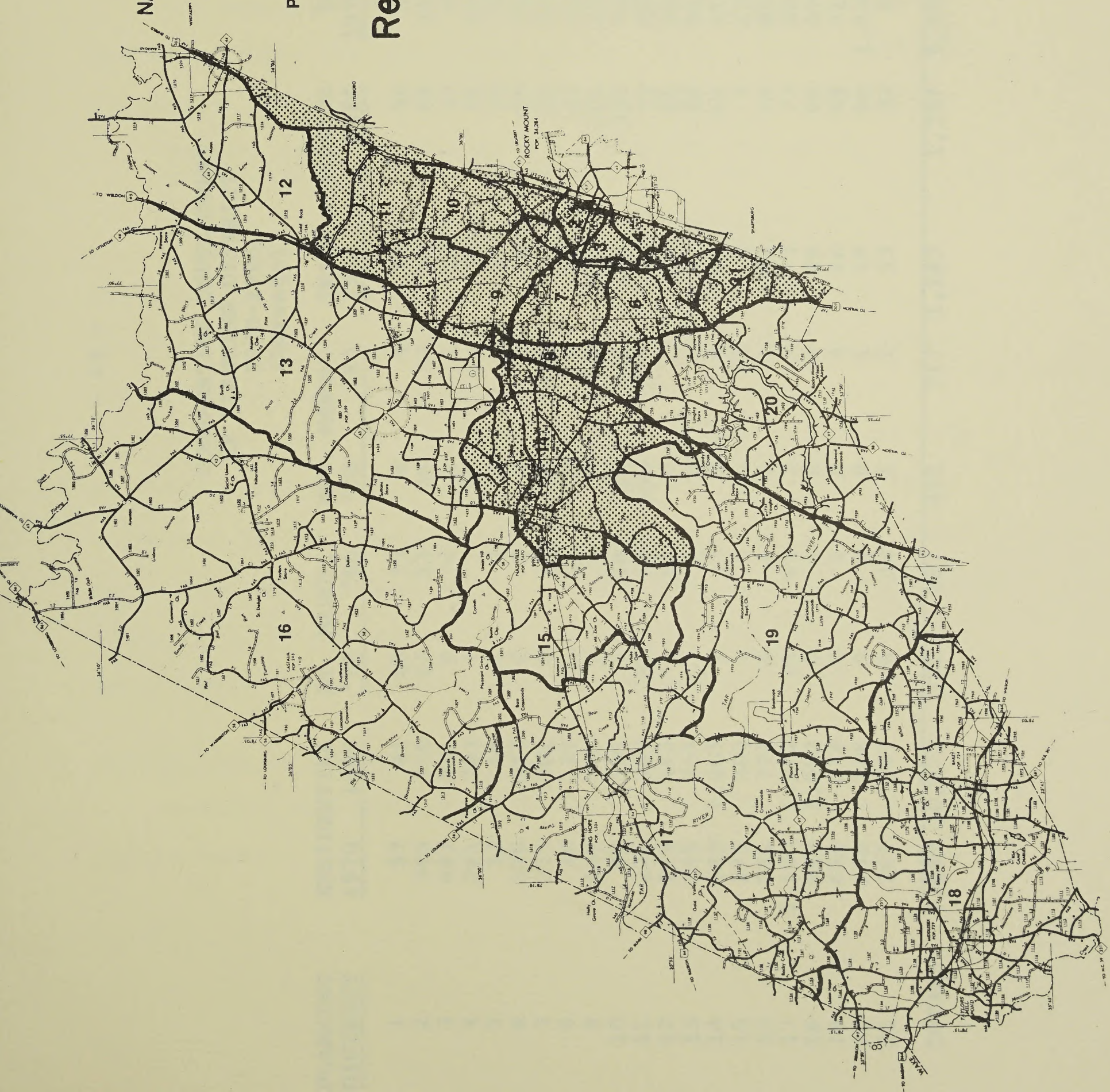
As can easily be surmised, the development characteristics of the County have their highest densities in the urban core of Rocky Mount. Even in the rapidly developing districts, densities are in the medium range. The availability of water and sewer service may lead to higher densities, particularly if market factors (e.g., land and financing costs) necessitate greater intensity.

The lowest densities are in areas remote from the urban area and those limited in density as a result of the restrictions placed on development in the reservoir watershed.

New development types such as planned unit developments, cluster housing and condominiums have only recently started to emerge. It is forecasted that such alternatives to single-family housing will be the predominate mode of new housing units by 1990. This will be particularly true in the planning districts of the Regional Growth Center.

PLANNING DISTRICTS

Regional Growth Center



COMPARATIVE DEVELOPMENT
BY PLANNING DISTRICT
1970-1980
(Acreage)

PLANNING DISTRICT	RESIDENTIAL		LT. MANUF.		HVY. MANUF.		TRADE & SERVICE		PUBLIC		ACREAGE /%DEVELOPED	
	1970	1980	'70	'80	'70	'80	1970	1980	1970	1980	1970	1980
1	57	41	13	13	8	8	73	70	34	39	185(87%)	171(81%)
2	363	370	13	13	36	36	30	69	302	317	744(81%)	805(88%)
3	487	531	0	0	1	1	16	37	57	263	561(57%)	832(85%)
4	261	383	7	7	17	17	37	70	237	264	559(62%)	741(82%)
5	33	66	6	6	1	1	25	25	50	54	115(8%)	152(11%)
6	339	397	0	0	5	8	54	55	194	231	592(9%)	691(11%)
7	275	981	8	12	132	132	51	66	627	627	1,093(34%)	1,752(55%)
8	36	125	12	12	0	0	61	63	161	312	270(13%)	512(24%)
9	139	173	0	0	64	64	119	121	459	514	717(11%)	872(12%)
10	88	352	9	18	126	126	254	299	706	746	1,167(29%)	1,541(39%)
11	221	387	32	53	277	277	72	73	485	602	965(6%)	1,392(8%)
12	179	192	3	15	0	0	26	26	290	363	498(3%)	596(4%)
13	255	709	0	1	0	0	25	25	597	821	877(2%)	1,556(4%)
14	583	1,065	2	4	4	4	52	61	317	530	957(5%)	1,664(8%)
15	275	303	1	1	35	35	7	7	130	262	413(2%)	608(3%)
16	591	771	0	1	1	1	28	29	888	888	1,508(2%)	1,690(2%)
17	1,107	1,222	15	60	1	1	75	77	929	1,204	2,127(4%)	2,564(5%)
18	982	1,092	0	6	4	4	80	82	974	974	2,036(5%)	2,158(5%)
19	636	830	0	1	0	0	46	49	712	914	1,394(4%)	1,794(5%)
20	479	718	0	2	1	1	19	20	1,438	1,662	1,936(10%)	2,403(12%)
21	261	263	0	32	1	1	33	33	20	20	315(10%)	349(11%)
TOTALS	7,647	10,971	121	257	471	717	1,183	1,357	9,607	11,607	19,024(5%)	24,909(7%)

TOTAL DEVELOPMENT

Nash County contains a total of 359,317 acres. In 1980, approximately 7 percent (24,909 acres) of the total land area was considered developed. This represents a 31 percent increase (5,880) over developed land in 1970.

The remaining 334,408 acres is devoted to agricultural, pasture, timber and open space lands. From a land potential standpoint, undeveloped land can be placed in two categories.

Vacant, hard to develop comprising 205,370 acres
or 61.2 percent of total undeveloped land; and

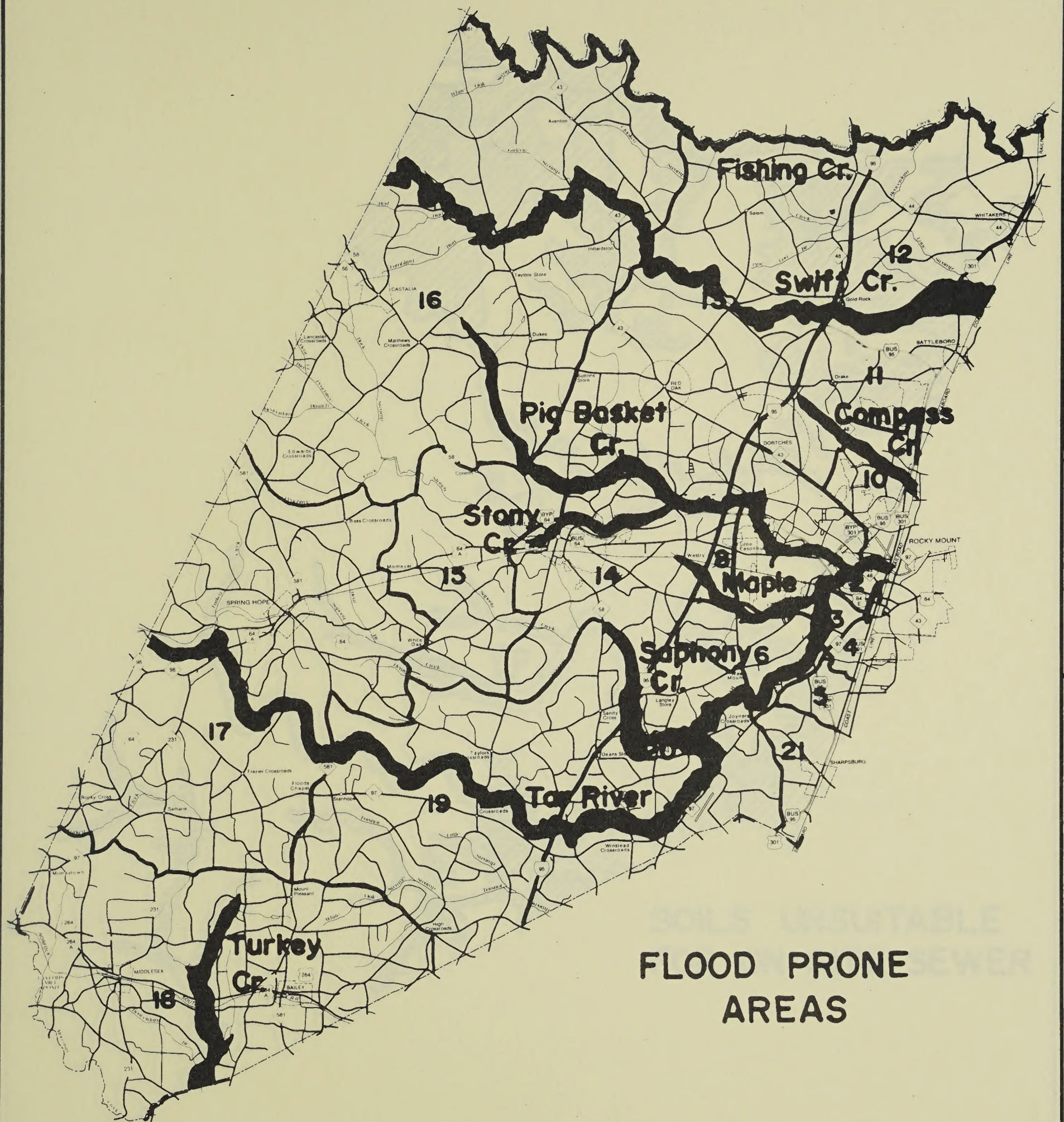
vacant, easy to develop comprising 129,038 acres
or 38.8 percent of total undeveloped land.

Vacant, hard to develop lands are located in areas where soil conditions will not support development, wetlands, or otherwise limited because of site conditions.

Vacant, easy to develop lands contain the necessary site conditions which will support development. This produces a competing factor, since lands generally easy to develop are also prime agricultural areas. Unless channeled to areas accessible to urban services, these areas will naturally attract development, and further erode the agricultural land base.

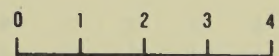
RESIDENTIAL DEVELOPMENT

Residential development in Nash County is second only to public lands (i.e., streets and highways) as the predominate



FLOOD PRONE AREAS

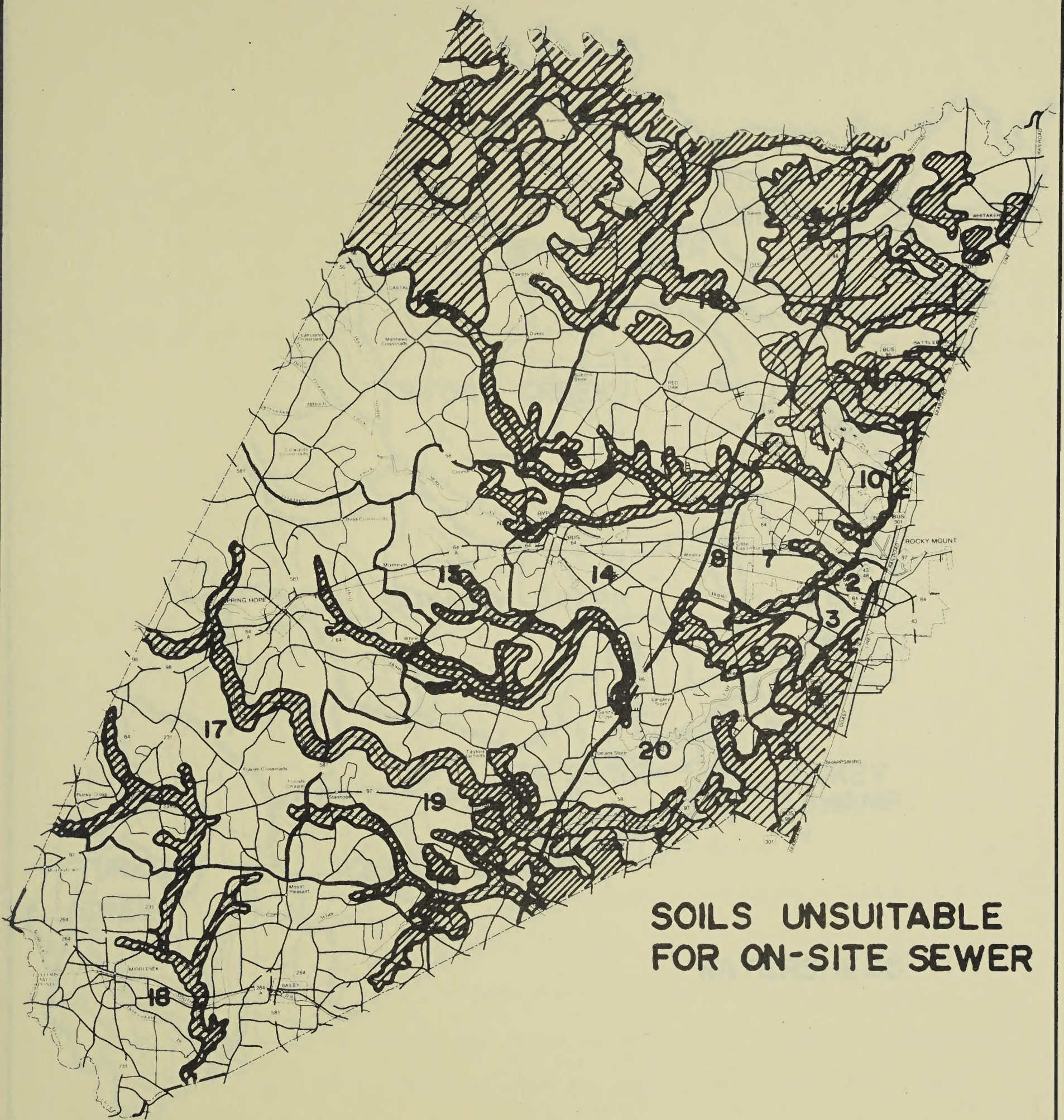
**PLANNING DISTRICTS
NASH COUNTY, N.C.**



Graphic Scale in Miles

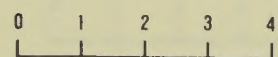


North



**SOILS UNSUITABLE
FOR ON-SITE SEWER**

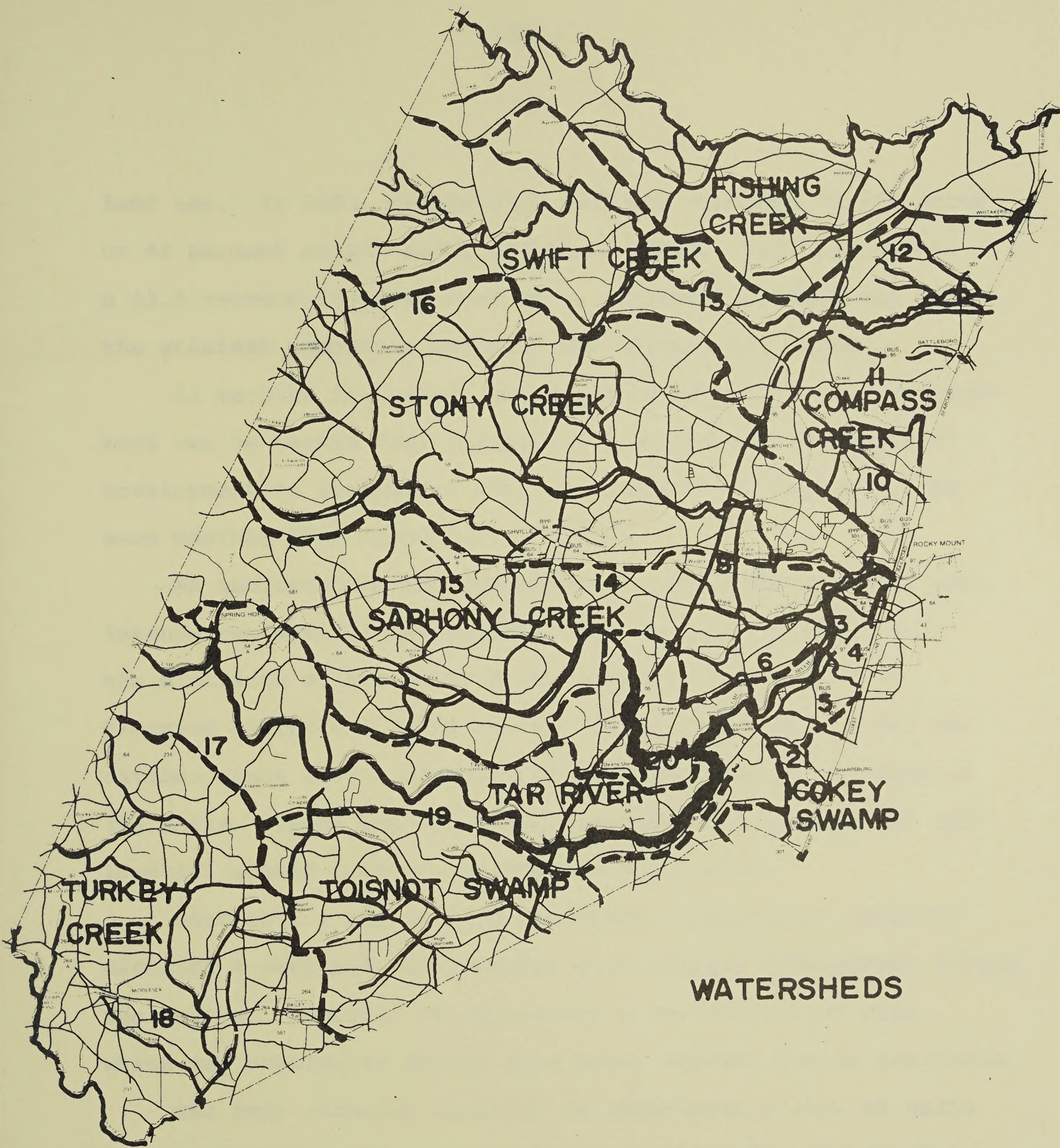
**PLANNING DISTRICTS
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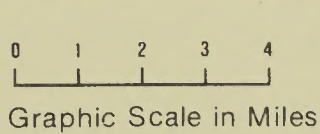


North



WATERSHEDS

**PLANNING DISTRICTS
NASH COUNTY, N.C.**



land use. In 1980, residential land use consumed 10,971 acres or 44 percent of the total developed lands. This represents a 43.5 percent increase over 1970. Residential land use is the greatest competing activity for undeveloped lands.

As earlier discussed, the patterns of residential development can be termed "scatterization", because of the trend of development to spread all over the County. It remains to be seen whether this trend will continue.

As indicated on the accompanying table, the areas of most intense residential development over the past decade are in the districts of the Rocky Mount Regional Growth Center. Planning district 7 leads the way in new units with 1,152 additions since 1970. District 10 followed with an increase of 786 units. These two districts represent the predominate residential growth area of the City of Rocky Mount.

Districts 4 and 14 also contained considerable activity. District 4 realized considerable high density development during the decade. District 14 represents a new developing area, which may accelerate should more sewer service become available.

The only planning district to experience a loss of units was District 1. This is attributed to the community development/revitalization efforts of the City of Rocky Mount.

RESIDENTIAL DEVELOPMENT

<u>DISTRICT</u>	<u>NEW UNITS (1970-80)</u>	<u>TOTAL UNITS</u>	<u>DEVELOPMENT /CHARACTERISTICS</u>
1	(-) 80	230	high
2	19	2,105	high
3	146	1,511	high
4	705	2,326	high
5	65	335	medium
6	121	637	low
7	1,152	2,620	medium
8	132	654	medium
9	84	1,003	medium
10	786	2,651	medium
11	251	1,678	low medium
12	16	378	low
13	214	1,471	low
14*	699	1,637	low medium
15	41	1,111	low
16	261	1,424	low
17	167	2,622	low
18	160	1,119	low
19*	310	1,208	low
20*	347	1,207	low
21	<u>3</u>	<u>202</u>	medium
TOTAL	5,599	28,129	

high density - (greater than 4 units per net acre)

medium density - (two to four units per net acre)

low medium - (one to two units per net acre)

low - (less than one unit per net acre)

*Portions located in an A-II watershed, requiring minimum of 40,000 square feet.

COMMERICAL DEVELOPMENT

Commercial development is becoming an increasingly significant activity in Nash County land development. Traditional commercial development in the urban core has spread dramatically over the past decade.

The total 1,357 acres in commercial development represents 6 percent of total developed land. This is a 15 percent increase in acreage since 1970. It is difficult to categorize commercial development since it is so diverse. Downtown areas, regional shopping facilities, community shopping centers, neighborhood businesses, offices and institutions all comprise commercial land development.

The following planning districts comprised the principle commercial land use in Nash County.

<u>Planning District</u>	<u>Acreage*</u>
1	70
2	69
4	70
6	55
7	66
8	63
9	121
10	299
11	73
14	61
17	77
18	82

*Acreage use - not ownership

The districts with the greatest acreages devoted to commercial land use are planning districts 9 and 10. These districts contain Tarrytown Mall and a high concentration of business along U.S. 301 bypass and alternate. District 10 also will be the location of the Cadillac Fairview (Rocky Mount) Mall.

Districts 1, 2 and 4 contain the traditional commercial development of the urban core. Excluding the downtown area, these districts could be characterized as an array of service and office type activity, mixed with residential land use.

Planning District 7, particularly along Sunset Avenue and the Winstead Road area, has rapidly been developing as an office and institutional district with a mixture of strip business development. This area also contains the community hospital and a new central banking complex. This trend is expected to intensify.

Commercial activity in districts 8, 14 and 11 are predominately neighborhood and service and trade business to accommodate expanding residential development.

Planning Districts 17 and 18 are predominately rural communities with commercial service areas in the Towns of Spring Hope, Middlesex and Bailey, respectively.

Commercial development in rural areas are predominately rural businesses, serving the surrounding communities. It is interesting to note the replacement of the rural groceries with convenience stores throughout the rural and the developing areas. Hence, the "modern" chain is invading the rural areas.

INDUSTRIAL DEVELOPMENT

Industrial land use in Nash County is by far the smallest segment of developed lands, representing only 4 percent (974 acres) of the total. However, it is by far the fastest growing activity increasing by 94 percent from 1970 to 1980.

Industry is a land use precipitator. Whenever a manufacturing plant is located or expanded, new jobs are created, houses are constructed and businesses expand. Since 1970, the ratio of other developed land to new industrial acreage is 5 to 1.

Predominate locations of industrial activity are as follows:

<u>Planning District</u>	<u>Acreage*</u>
1	21
2	49
4	24
7	144
9	64
10	144
11	330
17	61
21	33
15	36

*Acreage in use, not in ownership

Industrial land use more than any other activity tends to focus on corridors. In Nash County, these corridors are represented primarily by U.S. 64 and U.S. 301. Rocky Mount has long displayed a trend to focus industrial activities along

U.S. 301 business. This is readily portrayed by the activity in districts 1, 2 and 4.

Districts 10 and 11 portray the movement of industrial activity northward along U.S. 301. This trend will continue to intensify with the development of Consolidated Diesel and the accompanying infrastructure improvements, further expanding the intensity of activity began with Abbott Labs.

District 9 represents the location of such industries as Texfi-K and London Mills on Hwy. 64 By-pass. District 7 contains primarily scattered activities to the west of the district in and near Halifax Road and U.S. 64.

District 17 contains the considerable activity of Masonite and other smaller industries around the Spring Hope area. Planning District 15 contains Peden Steel. District 21 contains several industries in and around the Sharpsburg area along U.S. 301.

One district not identified as having considerable activity is planning district 14. County land development plans call for a design concept, termed Sunbelt Center. This area adjacent to the interchange of U.S. 64 and Interstate 95 is projected to have an extremely high industrial development potential. With access to an extremely sophisticated

thoroughfare network, the location of Nash Technical Institute and availability of water, the area only lacks sewer service. The area is already zoned for industrial activity. Once the final element of the infrastructure is in place, this area should develop dramatically.

Hence, the two principle areas for intense industrial land use are: the 301 North Industrial Corridor; and the Sunbelt Center (I-95 & U.S. 64). These principle industrial areas could very well be the focus of Nash County's future development.

PUBLIC LANDS

The largest single category of land use is not housing, industries or business, but rather, public lands. This category does not include schools, parks or government centers. It is primarily devoted to a land use activity which, upon first glance, is almost invisible - roads and highways.

A total of 11,607 acres is devoted to public lands, which constitutes 46.5 percent of the total. This activity breaks down as follows:

Roads and highways	9,271 acres;
rail transportation	326 acres;
water resources	1,400 acres;
other land unavailable	610 acres.

This represents a 21 percent increase from 1970.

It should be noted that a large percentage of this increase resulted from improvements and rights-of-way for U.S. 64 and I-95. Therefore, future increases for this activity should begin to stabilize. However, as development occurs, so shall new roads and highways.

CONCLUSION

The Land Use Survey and Analysis is designed as a prerequisite study for the comprehensive land development program. The information contained herein, represents the most exhaustive analytical study of land use for Nash County ever completed. However, it is only a start.

The basic difference between information and data is that information can be used to draw conclusions and make decisions, while data represents only the basis for information. It is the intent of this study to provide a firm information base on which decisions can be made.

Nash County has a level of vitality and potential only limited by the collective and individual imaginations of it's people. It is the decisions of today that will shape our tomorrows

NUMBER OF EMPLOYEES - 1978

<u>#</u>	<u>Const.</u>	<u>Trans.</u>	<u>C&V</u>	<u>WT</u>	<u>RT</u>	<u>Fire</u>	<u>Serv.</u>	<u>Total</u>
1	132	126	7	234	800	641	572	2,512
2	248	42	5	288	348	53	304	1,288
3	149	42	-	36	191	-	176	594
4	231	84	2	270	566	62	224	1,439
5	33	-	2	72	70	-	9	186
6	33	-	2	108	174	-	26	343
7	149	42	2	36	435	347	387	1,398
8	-	-	-	-	17	-	13	30
9	-	-	-	18	183	53	114	368
10	-	21	-	90	17	9	13	150
11	33	63	-	-	278	18	79	471
12	-	-	-	18	52	-	48	118
13	17	-	-	18	174	18	110	337
14	-	42	9	18	531	89	255	944
15	-	-	-	-	61	-	31	92
16	-	21	-	90	183	-	97	391
17	-	63	7	180	479	53	255	1,037
18	-	168	18	144	566	53	273	1,222
19	17	-	-	108	209	-	154	488
20	17	21	5	-	122	-	48	213
21	-	42	5	-	183	18	66	314
TOTALS	1,059	777	64	1,728	5,639	1,414	3,254	13,935

NASH COUNTY
1970-80 POPULATION CHANGE

Neighborhood	1970 Population	1980 Population	1970-80 Change	% of Total Change
1	804	597	-207	- 1.5
2	5,285	5,334	49	-
3	3,849	4,227	378	3
4	4,509	6,128	1,619	12
5	902	1,070	168	1
6	1,717	2,030	313	2
7	4,472	7,456	2,984	23
8	639	981	342	3
9	1,757	1,975	218	2
10	1,443	3,479	2,036	15
11	1,820	1,917	97	1
12	1,440	1,440	-	-
13	3,754	3,803	49	-
14	-3967	5777	1,810	14
15	1,891	1,997	106	1
16	3,782	4,458	676	5
17	4,981	5,413	432	3
18	4,594	5,008	414	3
19	3,167	3,970	803	6
20	2,202	3,101	899	7
21	- 815	823	8	-
TOTALS	57,790	70,984	13,194	23%

ENVIRONMENTAL ASSESSMENT

The land use survey and analysis for Nash County provides the prerequisite information base for the detailing of the County's land development program. By supplying this information base, the comprehensive planning program will be considerably enhanced, thus providing a stronger ability to address the growth management problems of Nash County.

An increase of almost forty percent in developed land over the past ten years has had profound effects on Nash County. Even more profound will be the development of the next ten years. This, the first of a series of documents in the Heritage 2001 program, will assist in determining the most appropriate locational and spatial requirements for future land development. Each of the categories of land use will pose both unilateral and interrelated impacts on the future of the Nash County community.

Water quality in the planning area or the basins is not expected to be significantly affected by development. Indeed, development is becoming more focused on facilities plan, already prepared and in the process of implementation, thus reducing point source locations. Construction of public and private sewer facilities are, and will conform to the 201 plans completed and approved.

No major polluting industries have located in the Nash County planning area. It is not anticipated that industries producing high levels of air pollution will be located in the planning area. An off-shoot of this process has been the implementation of industrial performance standards.

The only irreversible commitments have been those associated with the transferral of properties from rural/undeveloped use to developed use.

Proposals for continued implementation of infrastructure systems should have a positive affect on the County's environment by focusing development into more centralized and coordinated locations.

The major affects on the environment are now taking a more positive impact as the land development planning process rises to more substantive levels. Continued development of this program will provide the necessary dimensions to the planning process necessary for improving the environmental quality of the community and the region.

